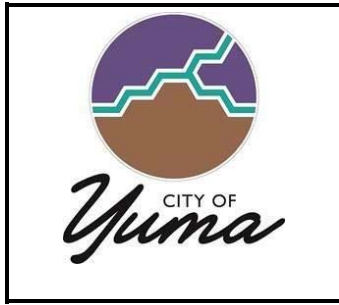


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on January 10, 2022, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



Agenda

**Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza Yuma, AZ
Monday, January 10, 2022, 4:30 p.m.**

A. CALL TO ORDER

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

November 22, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 CUP-37419-2021: This is a request by Dahl, Robins & Associates, Inc. on behalf of Barkley Seed Inc., for a Conditional Use Permit to expand an agriculture cooler processing and shipping facility within 600' of a residential zoning district and use, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at 3255 S. Avenue 3 ½ E, Yuma, Arizona.

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
November 22, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, November 22, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Joshua Scott, Branden Freeman, Barbara Beam Gregory Counts. Vice-Chairman Fred Dammeyer was absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Tim Bourcier, Director of Planning and Neighborhood Services; Alyssa Linville, Assistant Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; Alexis Garcia, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – November 8, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Counts to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent. (Barbara Beam arrived at 4:33 p.m)

Action Items –

SUBD-36770-2021: *This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yuma Development One, Inc., for approval of the final plat for the Yuma Development One Parcel C Subdivision. This subdivision contains approximately 18.15 acres and is proposed to be divided into 4 commercial lots, ranging in size from approximately 1.3552 acres to 11.7846 acres, for the property located near the southwest corner of E. 32nd Street and S. Avenue 8E, Yuma, AZ*

Robert Blevins, Principal Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Counts, second by Freeman to APPROVE SUBD-36770-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0), with one absent.

SUBD-36808-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Saguaro Desert Land Company, LLC, for approval of the final plat for the Desert Sky Unit No. 2 Subdivision. This subdivision will contain approximately 18.3 acres, and is proposed to be divided into 101 residential lots, ranging in size from 3,060 square feet to 9,992 square feet. The property is located near the southwest corner of Avenue 7½E and 36th Street, Yuma, AZ.*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Beam to APPROVE SUBD-36808-2021 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0), with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

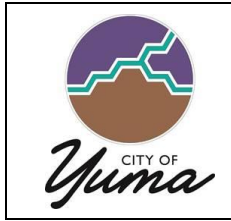
None

ADJOURNMENT

Hamel adjourned the meeting at 4:40 p.m.

Minutes approved this _____ day of _____, 2021

Chairman



STAFF REPORT TO THE PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – CONDITIONAL USE PERMIT
CASE PLANNER: AMELIA GRIFFIN

Hearing Date: January 10, 2022

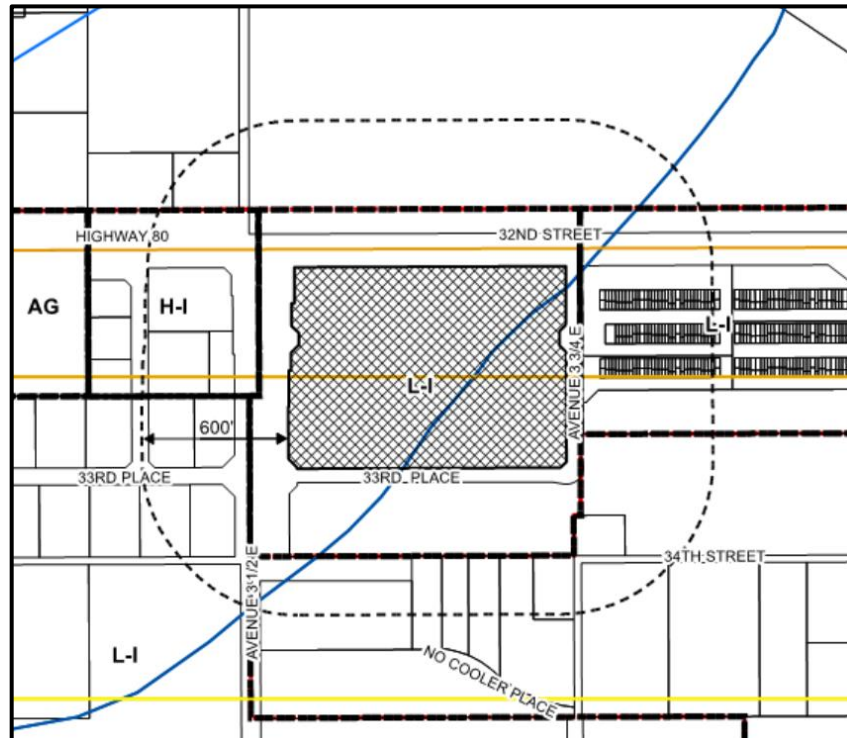
Case Number: CUP-37419-2021

Project Description/Location:

This is a request by Dahl, Robins & Associates, Inc. on behalf of Barkley Seed Inc., for a Conditional Use Permit to expand an agriculture cooler processing and shipping facility within 600' of a residential zoning district and use, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at 3255 S. Avenue 3 ½ E, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Light Industrial/Airport Overlay (L-I/AD)	Green Gate Fresh	Industrial
North	Yuma County; Commercial District (C-2)	Agriculture	Industrial
South	Light Industrial/Airport Overlay (L-I/AD)	Agriculture	Industrial
East	Light Industrial/Airport Overlay (L-I/AD)	Premier Storage Condominiums	Industrial
West	Light Industrial/Airport Overlay (L-I/AD)	Ram Pipe and Supply Plumbing Supply Store	Industrial

Location Map:



Prior site actions: Pre-Annexation Development Agreement: R2010-18 (4E Investments - Expired) Annexation: Ordinance No. 02010-35 (August 20, 2010); Pre-Development Meeting: PDM (August 17, 2021)

Staff Recommendation: Staff recommends **APPROVAL** of the Conditional Use Permit to expand an agriculture cooler processing and shipping facility within 600' of a residential zoning district and use, in the Light Industrial/Airport Overlay (L-I/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Conditional Use Permit CUP-37419-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Dahl, Robins & Associates for a Conditional Use Permit to expand an agriculture cooler processing and shipping facility within 600' of a residential zoning district and use' subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

Staff Analysis: The subject property is located at the southeast corner of Avenue 3 ½ E and 32nd Street and is approximately 21.4 acres. Developed in 2010, the property currently features an approximately 44,000 agricultural processing facility. The property is located within the Light Industrial/Airport Overlay (L-I/AD) District and was zoned upon annexation into the City of Yuma.

The applicant is proposing to construct a new 41,000 square foot pre-engineered metal building for processing and shipping, adjacent to the existing facility. The expansion will include dock space for 12 additional truck bays.

The Zoning Code requires a Conditional Use Permit for the extraction, processing, or packing of raw materials, including agricultural products. A Conditional Use Permit was not processed during the initial project, as the property was still located within Yuma County when construction began in 2010. However, a Conditional Use Permit is required for the proposed expansion. Additionally, a Conditional Use Permit is required for Light Industrial properties located within 600' of a residential use. While the subject property is located within 600' of a residential use, the proposed building expansion is located approximately 860' from the residential use.

The proposed 41,000 square foot expansion was anticipated during the initial construction and was identified on the original plans. The applicant stated that the site access to and from the public street system will not be modified as the project area was designed with the expansion in mind.

Based upon the current uses on this particular property as office space, manufacturing, and warehousing, the parking requirement is as follows: one space for each 300 square feet of gross floor area (9,750 square feet), one space for each 500 square feet of gross floor area or one space for each three employees on the maximum shift, whichever is greater (40,100 square feet), and

one space for each 1,500 square feet of gross floor area (42,100 square feet), respectively. According to the parking calculation, a total of 141 parking spaces are required. There are currently 110 parking spaces on the property. Therefore, an additional 31 parking spaces are required on-site. The additional parking spaces have been provided as indicated on the site plan (Attachment B).

1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	Provide adequate paved and striped parking for proposed expansion.	#1
C.	Lighting	None	
D.	Hours of Operation	None	
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

2. Does the site plan comply with the requirements of the zoning code?

Yes. The site plan conforms to the requirements outlines within the City of Yuma Zoning Code.

3. Does the proposed use and site plan comply with Transportation Element requirements?

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
32 nd Street – Principal Arterial	50' H/W	50 H/W				X
Avenue 3 ½ E – Collector	40' H/W	40' H/W			X	X
33 rd Place – Local Street	29' H/W	29' H/W				
Avenue 3 ¾ E – Local Street	29' H/W	29' H/W				
Bicycle Facilities Master Plan	Proposed Bike Lane – Avenue 3 ½ E					
YCAT Transit System	Orange Route 2					
Issues:	None					

4. Does the proposed conditional use conform to all prior City Council actions for this site?

Yes.

5. Can the P&Z Commission answer the following questions affirmatively?

(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?

Yes. The Planning and Zoning Commission has the authority to review and approve the request as per Section 154-09.02(E)(4).

(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or

working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?

Yes. The establishment, maintenance and/or operation of the requested Conditional Use Permit are not detrimental. The surrounding uses are Industrial and Agriculture. Additionally, as indicated on attachment D, the nearest residence is located approximately 860' from the proposed expansion, resulting in no impact to the residential development. The GreenGate Fresh facility will continue to operate using the latest technology and safety standards with regards to air and water quality, sound attenuation and personal safety of the visitors and employees. Directional signage is posted throughout the property for visitors. Employees are trained with Emergency Response, Chemical Safety, Sanitation procedures, Workplace Policies, and Security and Emergency Evacuation.

(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?

Yes. This location will continue to provide convenient access for this business. The site was designed to provide safe and convenient access to and from the public roadway system as trucks enter the property through the existing access on 33rd Place and exit the property through the existing access on Avenue 3 ¾ E. Vehicles entering the site will have adequate space to enter, drive through and circulate through the site. The internal roadway system of the project will provide safe and convenient access to the existing traffic signal located at 32nd Street and Avenue 3 ½ E, both of which are existing truck routes. The subject property ensures accessibility to existing transportation routes for the movement of agricultural products.

(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?

Yes. The minimum 20' building and parking setbacks have been maintained. Additionally, the proposed building expansion is located approximately 860' to the nearest residence. Due to the proximity, there should be no impact to the residential development.

(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?

Yes. The property is adjacent to existing Industrial and Agricultural uses. The height and elevations of the proposed expansion are compatible with the general character of the surrounding development, uses, and the existing facility.

(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?

Yes. The project will be designed to attenuate noise levels and provide site and security lighting. Noise attenuation will be provided by increased insulation of the proposed building expansion. Additionally, the existing down-lit lighting on the property increases night-time safety and security, while minimizing the light emission into the night sky.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. During the initial development of this property, the project was designed to include appropriate landscaping, fencing, and shield lighting. In the Light Industrial (L-I) District, required yards fronting public or private streets are required to be landscaped and not

utilized for parking. A minimum 20' landscaped setback has been provided along 32nd Street, Avenue 3 ½ E, 33rd Place, and Avenue 3 ¾ E.

Public Comments Received: None Received.

Agency Comments: See Attachment E.

Neighborhood Meeting Comments: No Meeting Required.

Discussions with Applicant/Agent: December 20, 2021, December 29, 2021, and January 3, 2022

Proposed conditions delivered to applicant on: December 20, 2021

Final staff report delivered to applicant on: January 3, 2022

☒ Applicant agreed with all of the conditions of approval on: December 20, 2021

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	Site Plan	Elevations	Nearest Residence	Site Photos

F	G	H	I	J
Agency Notifications	Agency Comments	Neighbor Notification List	Neighbor Letter	Aerial Photo

Prepared By: *Amelia Griffin* **Date:** 1/3/22
Amelia Griffin
Associate Planner Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By: *Alyssa Linville* **Date:** 01/03/22
Alyssa Linville,
Assistant Director Community Development

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Planning, (928) 373-5000, x 3037:

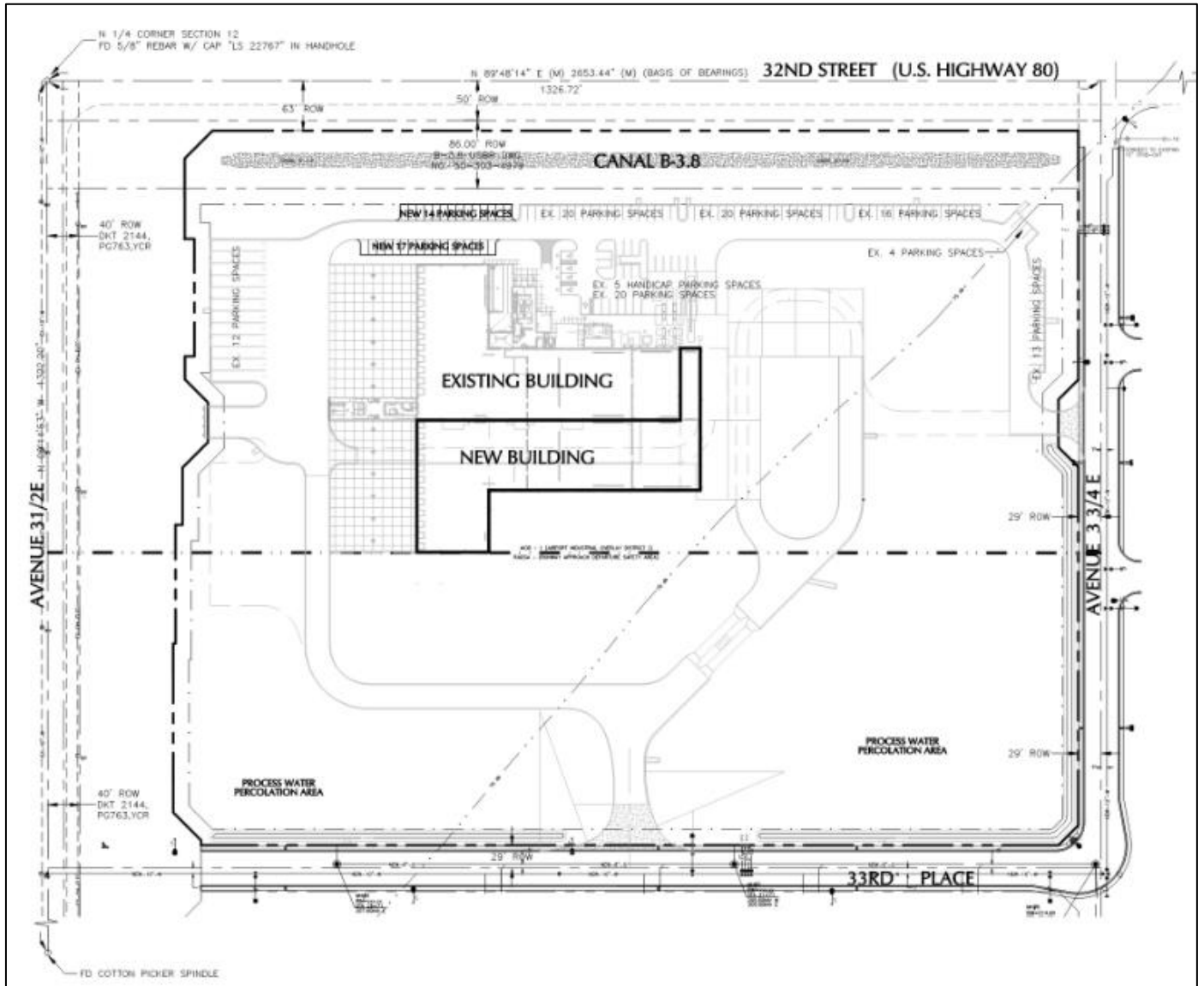
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Community Planning: Amelia Griffin, Associate Planner, (928) 373-5000 ext. 3034

4. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
5. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
6. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
7. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
SITE PLAN

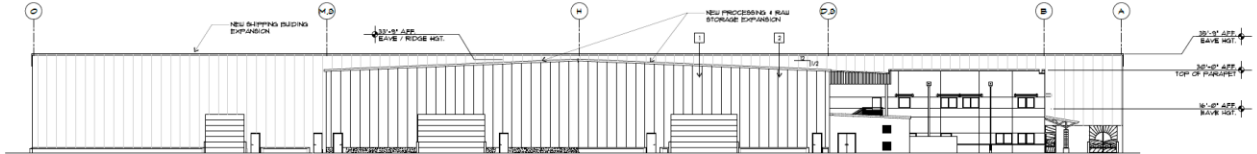


ATTACHMENT C ELEVATIONS



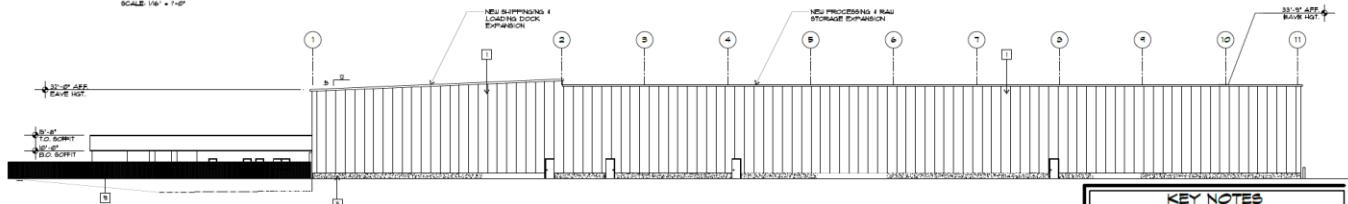
NORTH ELEVATION

SCALE 1/8" = 1'-0"



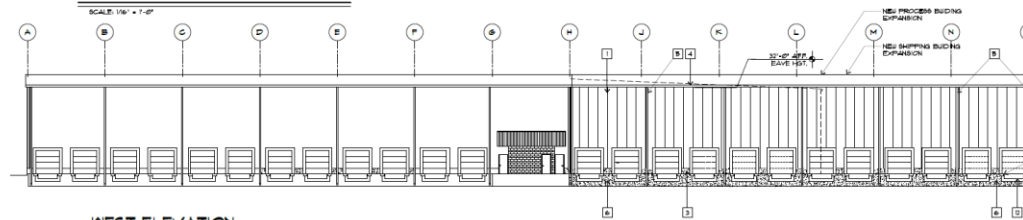
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



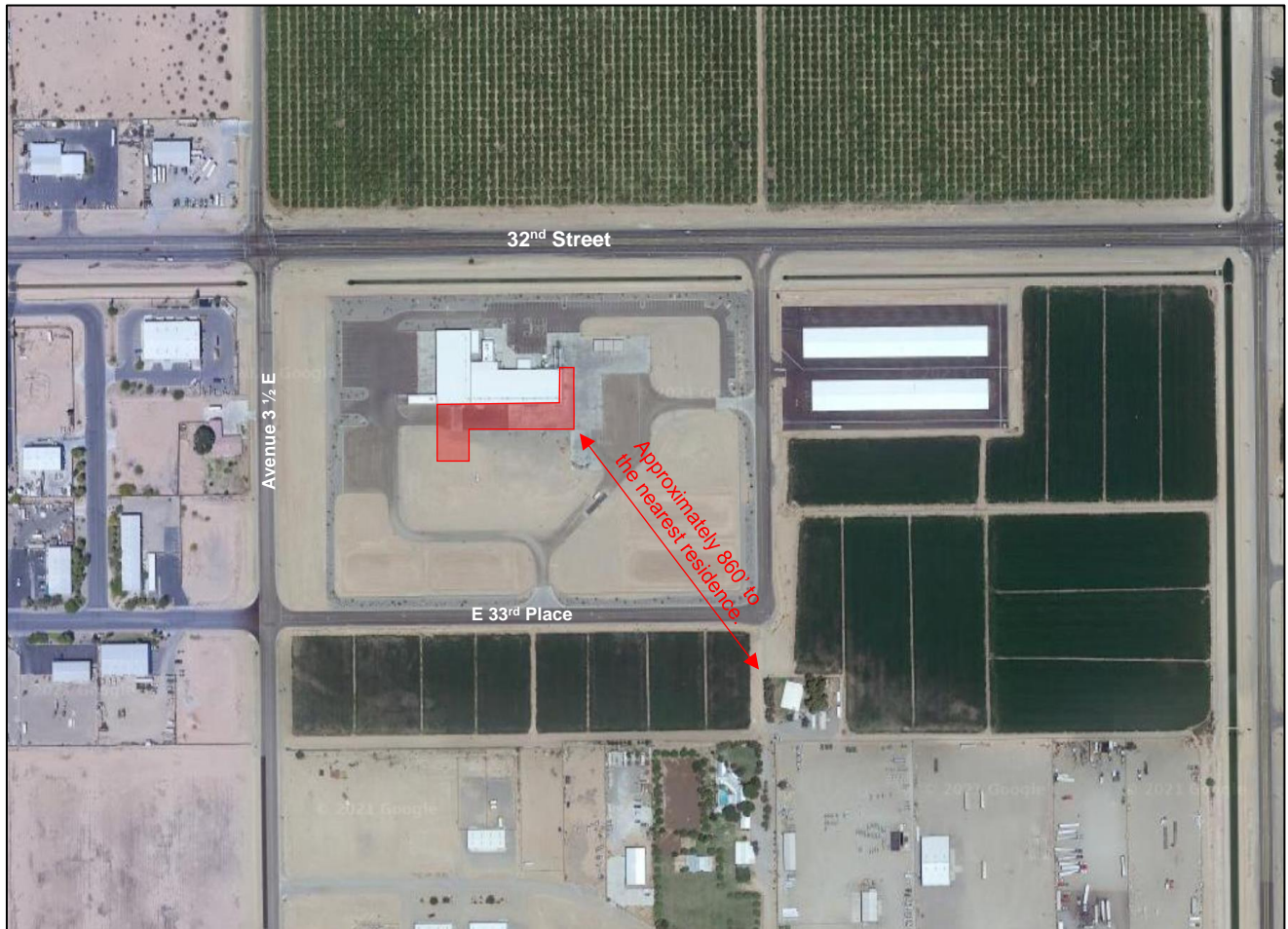
WEST ELEVATION

SCALE 1/8" = 1'-0"

KEY NOTES

- (REMARKS APPLY TO THIS SHEET ONLY)
- 1 4" THICK INSULATED WALL PANELS w/ SMOOTH FACE
 - 2 16 TYPE METAL PANEL SIDING
 - 3 CONCRETE CURB
 - 4 METAL GUTTER
 - 5 DOWNSPOUT
 - 6 CONCRETE STEP-WALL
 - 7 STEEL BOLLARD - CONCRETE FILLED - PRIME AND PAINT YELLOW
 - 8 CONCRETE MASONRY UNITS
 - 9 CHAIN LINK FENCE
 - 10 DOCK SEAL AT EACH DOCK DOOR
 - 11 DOCK BUMPERS AT EACH DOCK DOOR
 - 12 DOCK LEVELER BY OWNER

ATTACHMENT D
PROXIMITY TO NEAREST RESIDENCE



ATTACHMENT E
SITE PHOTOS



ATTACHMENT F

AGENCY NOTIFICATIONS

- Legal Ad Published: The Sun (12/17/21)
- 300' Vicinity Mailing: (11/22/21)
- 34 Commenting/Reviewing Agencies noticed: (11/25/21)
- Site Posted on: (01/03/21)
- Neighborhood Meeting: (N/A)
- Hearing Date: (01/10/21)
- Comments due: (12/06/21)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	YES	12/3/21			X
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	12/7/21	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	12/2/21	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	12/7/21	X		
Building Safety	YES	11/30/21	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	12/1/21			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT G
AGENCY COMMENTS**



UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION YUMA
BOX 99100
YUMA AZ 85369-9100

5726
CP&L
DOC 696-39-001
November 2, 2021

Ms. Shelly Hook
City of Yuma Community Development
One City Plaza
PO Box 13013
Yuma, AZ 85365

Dear Ms. Hook:

We have received the Request for a Determination of Compliance (DOC) for Yuma County Assessor's Parcel No. (APN) 696-39-001 located on the southeast corner of 32nd Street and Avenue 3 1/2 E, Yuma, Arizona. The request is to allow a new 41,000 square foot shipping and processing expansion of the existing facility with a loading dock. The new addition will not exceed the height of the existing buildings; the primary use is as an agricultural cooler. The subject parcel is located within the 70+dB, split between the 70-74dB and 75+dB DNL noise contours (Noise Zone 2 and 3). The parcel is also located within Runway 26 Accident Potential Zone (APZ) I.

Marine Corps Air Station (MCAS) Yuma has reviewed this request and under Marine Corps Order (MCO) 11010.16 (Air Installation Compatible Use Zones), Warehousing and Storage Services are compatible uses. The following conditions apply; Measures to achieve noise level reduction (NLR) of 30dB must be incorporated into the design and construction of portions of these building where the public is received, office areas, noise sensitive areas or where the normal noise level is low. Land use restriction limits structure occupants to 25 per acre in APZ-I.

Due to the proximity to the airfield, it is required that a Federal Aviation Administration (FAA) 7460-1 (Notice of Proposed Construction or Alteration) be electronically filed for review and approval, their website is: (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>). It is imperative that one filing is submitted per proposed structure that clearly identifies the building(s) four point coordinates, not just a single point in the center of the location.

Thank you for the opportunity to review and provide MCAS Yuma's conditional determination of compliance pending the FAA's approval when erecting facilities. MCAS Yuma point of contact is Antonio Martinez at (928) 269-2103 or MCASYUMA_CPLO@usmc.mil. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary E. Finch", is written over the typed name.

MARY E. FINCH

By direction

☒ COMMENT ☐ NO COMMENT

Enter comments below:

Properties on the north of the subject parcel are within Yuma County, Zoning of these properties are General Commercial, Light Industrial and Heavy Industrial. Parcels immediately to the north are in agriculture production. On the southeast of the subject parcel, you will find a Yuma County Island zoned Light Industrial. The expansion of the existing cooler-shipping facility is congruent with the character and current ag-industrial uses in the surrounding area.

DATE: 12/3/21 NAME: Javier Barraza TITLE: Senior Planner

AGENCY: Department of Development Services/Planning & Zoning Division

PHONE: (928) 817-5000

RETURN TO: Amelia Griffin
Amelia.Griffin@YumaAZ.gov

ATTACHMENT H
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
MILLER MILLER & STUART GENERAL PARTNERSHIP	4514 W IRMA ST	YUMA, AZ 85364
TEELING JEDIDIAH J & CLAUDIA JT	3270 S AVENUE 3 1/2 E	YUMA, AZ 85365
NORGORD DENNIS	PO BOX 55	TWIN BRIDGES, CA 95735
KEMBLE DAVID W & SUSAN A JT	1577 N LINDER RD #141	KUNA, ID 83634
PREMIER STORAGE CONDOMINIUMS OF YUMA UNIT 2 LLC	3265 S AVENUE 3 3/4	YUMA, AZ 85365
BREWSTER JAMES & MARGARET	BOX 5	BOWDEN , AB T0M 0K0
MILLER MILLER & STUART PARTNERSHIP	4514 W IRMA ST	YUMA, AZ 85364
CHOVINARD ROBERT G & NICKIE M TRUST 01-04-11	7566 E 25TH PL	YUMA, AZ 85365
CHEE TONG PING & BETSY TRUST 4-30-1987	PO BOX 6515	YUMA, AZ 85366
DEVRIENDT RUSSELL G	5750 W 20TH ST APT 15	GREELEY, CO 80634
MCKAY CLINT E & KYLA ANN	3705 E 32ND ST	YUMA, AZ 85365
SUGDEN TRUST B 10-22-2008	13894 S AVENUE G	YUMA, AZ 85365
DOLE FRESH VEGETABLE INC CA CORP	PO BOX 2018	MONTEREY, CA 93942
CLEWS STORAGE MANAGEMENT KEHO LTD	37561 RANGE ROAD 271	RED DEER COUNTY, AB T4E 1L7
EVANS INVESTMENTS LLC	3459 E 33RD PL	YUMA, AZ 85365
WHITAKER ROBERT L & PATRICIA TR 2-15-91	347 N 5TH WEST	BRIGHAM CITY, UT 84302
STONE FAMILY TRUST 2-2-2002	2614 S VIEW PARKWAY	YUMA, AZ 85365
RIVER MARINE REAL ESTATE AZ LLC	13316 S AVENUE 4 3/4 E	YUMA, AZ 85364
BARKLEY SEED INC AZ CORP	PO BOX 5540	YUMA, AZ 85366
DEVRIENDT RUSSELL G	5750 W 20TH ST APT 15	GREELEY, CO 80634
MCKAY CLINT EARL & KYLA ANN	3705 E 32ND ST	YUMA, AZ 85365
FRANKE ERIC TRUST 11-3-2016	10205 LOS RANCHITOS RD	LAKESIDE, CA 92040
STEELE RICKEY C	8106 S HWY 95	YUMA, AZ 85365
CASPIAN HOLDINGS LLC	15300 BOTHELL WAY NE	SEATTLE, WA 98155
KINGDOM CONSTRUCTION INC AZ CORP	15529 S AVENUE 2 1/2 E	YUMA, AZ 85365

JARVIS MICHAEL J & JEANINE HARDY TRUST 4-22-1998	4374 W 15TH PL	YUMA, AZ 85364
LUDWIG TRUST 01-06-1986	2001 JOSHUA RD	LAFAYETTE HILL , PA 19444
VICKERY LISA	4130 W EL DORADO RD	YUMA, AZ 85364
FRANKE ERIC TRUST 11-3-2016	10205 LOS RANCHITOS RD	LAKE SIDE, CA 92040
TAM LLC AZ	3150 S CATALINA DR	YUMA, AZ 85364
SKEET LLC	2753 S TWILIGHT AVE	YUMA, AZ 85365
TABERY E SCOTT	11862 S FOOTHILLS BLVD. # 17	YUMA, AZ 85367
YUMA32S LLC	2200 HUNTINGTON DR UNIT C	FAIRFIELD, CA 94533
HOPPE CHRISTOPHER	5870 E 39TH PL	YUMA, AZ 85365
MORRIS RAMSEY & BLAINE	13225 S ORLANDO RD	YUMA, AZ 85365
BASSETTI CODY	402 BASSETT ST	KING CITY, CA 93930
DEVRIENDT RUSSELL G	5750 W 20TH ST APT 15	GREELEY, CO 80634
MANFREDI ANISSA GAY	PO BOX 1452	LA JOLLA, CA 92038
FISHER DAVID JOHN & BEVERLY JEAN	5707 E 32ND ST SPC 1013	YUMA, AZ 85365
DEVRIENDT RUSSELL G	5750 W 20TH ST APT 15	GREELEY, CO 80634
Null	Null	Null, Null Null
PERRY ROBERT & JUDY TRUST 4-1-98	PO BOX 115	NUTRIOSO, AZ 85932
CARRUTHERS JAMES R & JACQUELINE G TRUST 3-14-12	800 E COUNTRY CLUB DR #18	YUMA, AZ 85365
PACIFIC AG RENTALS CA LLC	820 PARK ROW STE 686	SALINAS, CA 92901
PETERSON ROBERT K	2240 S ELKS LN #52	YUMA, AZ 85365
STONE FAMILY TRUST 2-2-2002	2614 S VIEW PARKWAY	YUMA, AZ 85365
ISRAEL TRIGUNA & NANDITA FAMILY AZ LTD PTNR	2591 S AVENUE 2 1/2E STE 1	YUMA, AZ 85365
NAQUIN CODY M & REBECCA A TRUST 12-17-2009	3419 S AVENUE 41 E	ROLL, AZ 85347
AMERICAN HOME BUYERS LLC	1407 W CAMINO REAL	YUMA, AZ 85364
SESSIONS DALE SR & JOANNE A JT	2007 95TH STREET CT E	TACOMA, WA 98445
DORA M FAZIO FAMILY LLC	11188 S HAVANA AVE	YUMA, AZ 85365
STONEBURNER WILLARD F & LINDA L JT	5707 E E 32ND ST LOT 674	YUMA, AZ 85365
WILLCOCKS GARY & LORI &	106 MINNEWASTA BAY	MORDEN, MB R6M 0E9
SEVERINO OLIVER	4746 W 28TH LN	YUMA, AZ 85364

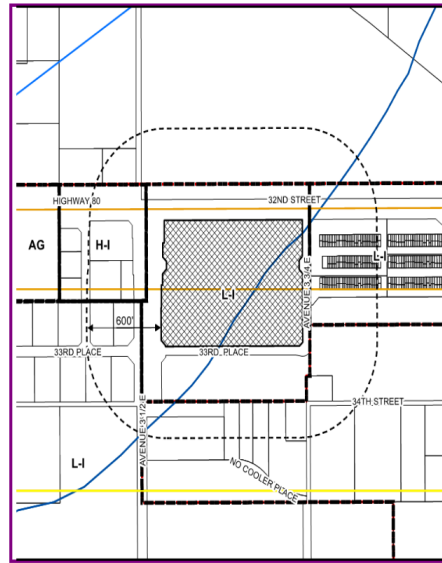
MILLER MILLER & STUART GENERAL PARTNERSHIP	4514 W IRMA ST	YUMA, AZ 85364
LOCKLEAR TIM E & CHRISTIE A JT	3045 S 47TH DR	YUMA, AZ 85364
ACTIVE TIRE AZ LLC	965 S 4TH AVE	YUMA, AZ 85364
KRATZER FAMILY TRUST 10-11-17	11617 E 27TH PL	YUMA, AZ 85367
CHEE TONG PING & BETSY TRUST 4-30-1987	PO BOX 6515	YUMA, AZ 85366
NEWBERRY RENTALS LLC	248 E 24TH ST	YUMA, AZ 85364
STARCHER GEORGE A & CAROL H JT	5707 E 32ND ST SPC 892	YUMA, AZ 85365
HOPPE CHRISTOPHER	5870 E 39TH PL	YUMA, AZ 85365
POPE ROBERT E & REBECCA D MAY JT	3715 E 32ND ST	YUMA, AZ 85365
NUNEZ GERARDO &	323 QUILLA ST	SALINAS, CA 93905
ALLIED WASTE TRANSPORTATION INC CORP	PO BOX 29246	PHOENIX, AZ 85038
NEWBERRY RENTALS LLC	248 E 24TH ST	YUMA, AZ 85364
FRANKE ERIC TRUST 11-3-2016	10205 LOS RANCHITOS RD	LAKESIDE, CA 92040
CHOUINARD ROBERT G & NICKIE M TRUST 01-04-11	7566 E 25TH PL	YUMA, AZ 85365
NELSON JAMES M	3485 S SIESTA RD	YUMA, AZ 85365
LOCKLEAR TIM & CHRISTIE	3045 S 47TH DR	YUMA, AZ 85364
4E INVESTMENTS AZ LLC	1334 S 5TH AVE	YUMA, AZ 85364
MUEHL TUCKWELL TRUST 12-11-2009	3417 BLACKHAWK DR	MADISON, WI 53705
PITCAIRN ALAN & BRIGIT	5744 LA JOLLA CORONA DR	LA JOLLA, CA 92037
IRWIN VERNON & MARY JANE CPWROS	108 YOST DR	SPRING MILLS, PA 16875
ACOSTA MARTIN F & MARTHA L	PO BOX 4153	YUMA, AZ 85366
FUHR STEVEN J & SALLY A JT	5557 E 35TH ST	YUMA, AZ 85365
MILLER & MILLER & STUART AZ PART	4514 W IRMA ST	YUMA, AZ 85364
KAMMANN ROBERT G & SHAWN B JT	4575 COVERED WAGON WAY	YUMA, AZ 85364
SKEET LLC	2753 S TWILIGHT AVE	YUMA, AZ 85365
HORNER BRIAN E	2196 W LIBERTY ST	HANFORD, CA 93230
NAQUIN CODY M & REBECCA A TRUST 12-17-2009	3419 S AVENUE 41 E	ROLL, AZ 85347
DEVRIENDT RUSSELL G	5750 W 20TH ST APT 15	GREELEY, CO 80634

**ATTACHMENT I
NEIGHBOR LETTER**

This is a request by Dahl, Robins & Associates, Inc. on behalf of Barkley Seed Inc., for a Conditional Use Permit to expand an agriculture cooler processing and shipping facility within 600' of a residential zoning district and use, in the Light Industrial/Airport Overlay (L-I/AD) District. The property is located at 3255 S. Avenue 3 ½ E, Yuma, Arizona.

**MEETING DATE,
TIME & LOCATION
FOR CASE #
CUP-37419-2021**

PUBLIC HEARING
01/10/2022 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ



Because you are a neighbor within 3255 S. Avenue 3 ½ E, Yuma, AZ you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Griffin by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Griffin@YumaAz.gov

ATTACHMENT J
AERIAL PHOTO

